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CARDIFF

VALE

CAERPHILLY

BRISTOL



SPLOTT



A very charming 2 bed home. Lots of features and handy built in storage, making this a great first time buy. Love the garden and handy loft

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

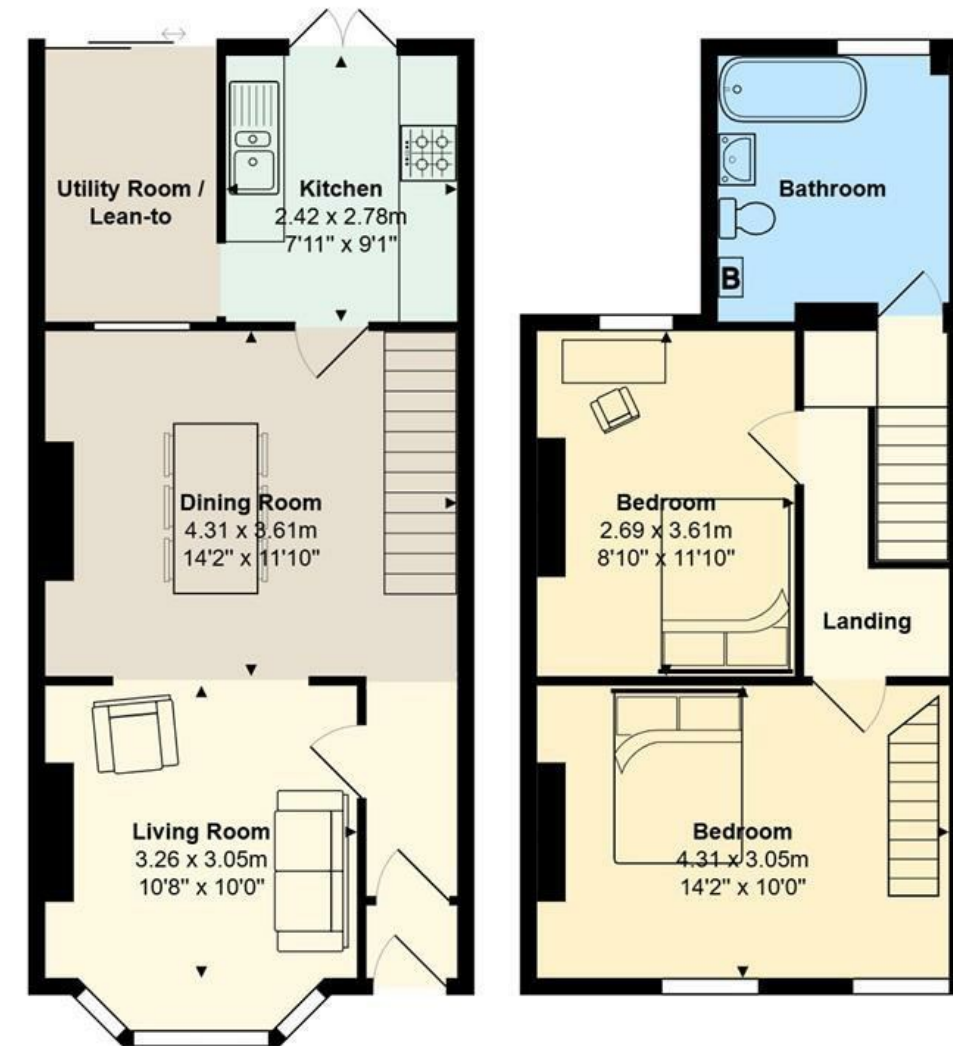
Ramzy@jeffreycross.co.uk

"We have loved living here and adding our own stamp on it"

Comments by the Homeowner



Florence Street



Total Area: 78.6 m² ... 846 ft²

All measurements are approximate and for display purposes only



Florence Street

Splott, Cardiff, CF24 2PA

Offers Over

£240,000



2 Bedroom(s)



1 Bathroom(s)



846.00 sq ft

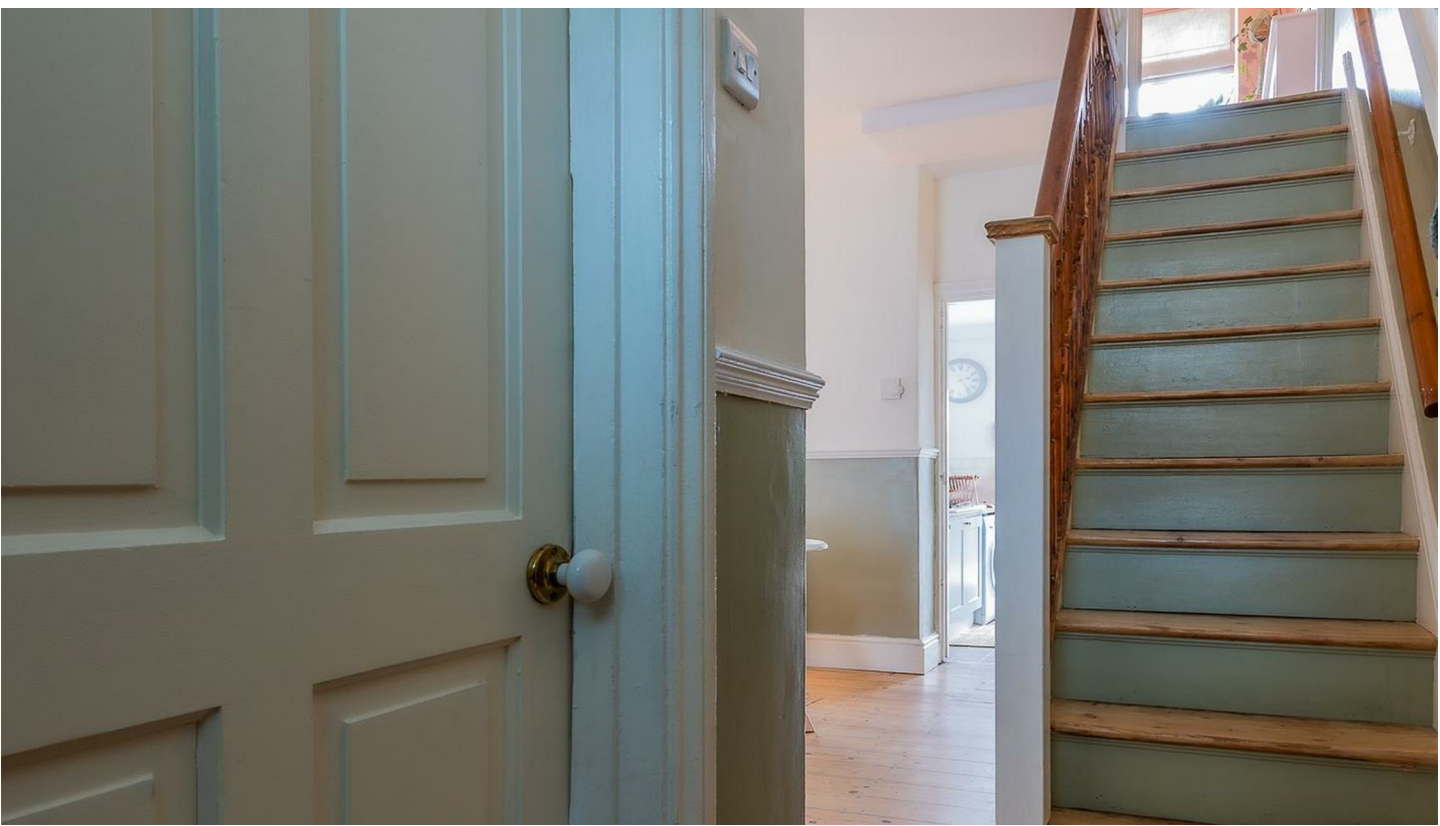


Contact our
Penylan Branch
02920 499680

*** OFFERS OVER £240,000 ***
Jeffrey Ross are pleased to offer for sale this very well presented period property. Boasting a spacious and bright dining area, front lounge, lovely kitchen with lean too/ utility area to side. Upstairs offers a great size bathroom, two double bedrooms, plus easy access to the loft space offering great storage and potential to convert. There is also a good size garden which has a south West aspect, meaning lots of afternoon sun. The property has many original features such as exposed brick chimney breast and stripped wood floors, giving the house a charming cosy feeling. Located a short walk to local shops and parks, as well a short drive to Cardiff Centre and onto the M4, this is an ideal first home.



Entrance hall	Council tax
Lounge 10'8" x 10'0" (3.26m x 3.05m)	Band - D
Dining area 14'1" x 11'10" (4.31m x 3.61m)	School catchment
Kitchen 7'11" x 9'1" (2.42m x 2.78m)	
Lean too/ utility	
Landing	
Bedroom 1 14'1" x 10'0" (4.31m x 3.05m)	
Bedroom 2 8'9" x 11'10" (2.69m x 3.61m)	
Bathroom	
Loft space	
Garden	
Tenure	
Freehold, but this is to be confirmed by your solicitor	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

